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**Redevelopment Authority Minutes
Meeting of April 21, 2010**

City Hall, Council Chambers

7:30 a.m.

Members Present: Messrs. Barr, Green, Halloin, Huggins, Kemp, Ms. Wildenberg

Staff Present: Messrs. Schatz, Nick, Mses. Noland, Casteen

1. **Call to order.**

At 7:32 Mr. Barr called the meeting to order.

2. **Minutes.**

The minutes of the March 17, 2010, meeting were approved on a motion by Ms. Wildenberg and seconded by Mr. Kemp.

3. **Financial statements.**

Ms. Casteen presented the Financial Statements for March, 2010. There were operating expenses of \$307 and capital expenses of \$202.26. Ms. Casteen also noted that the North Barstow Redevelopment District fund (495-4176) had remaining funding of \$204,655 before a \$200,000 commitment for design enhancement (grocery store). She further explained that the TIF #8 Downtown Redevelopment Fund (495-4286) had funding remaining before commitments of \$85,920. Estimated commitments to reimburse CDBG are \$85,920. In the West Bank Redevelopment District fund (495-4488) there is uncommitted funding of \$300,000. In the West Bank (CDBG) fund (495-4532) has uncommitted funds of \$316,600.

The financials were approved on a motion by Mr. Green, seconded by Mr. Huggins.

Ms. Wildenberg made a motion to approve the financial statement. Mr. Huggins seconded, the motion carried.

4. **Discussion regarding the purchase of 2021 Oxford Avenue.**

Ms. Wildenberg left the room.

Mr. Schatz informed the Board that Bartingale decided not to accept the RDA's offer to purchase their property for \$360,000. The company was satisfied with the offer but do not have the financial resources to relocate to a bigger facility at this time. The slow economy was a major factor on why they changed their minds. Bartingale has indicated willingness to sell at a later time.

5. **Motion to approve retaining an appraisal service for the Phase II property in the North Barstow Redevelopment project.**

Ms. Wildenberg returned to the meeting.

Mr. Schatz indicated that Geoff Moeding of PPL had indicated an interest in moving forward with Phase II. Terms of the agreement call for the RDA to sell at market rates not to exceed \$5.00 a

square foot. Staff recommends hiring an appraiser to determine what market rate is. PPL must submit a site plan and purchase the property by September 1, 2010.

Mr. Moeding gave the Board an update on Phase I. His third building opens May 1, 2010. All 24 residential units are leased and one of the four commercial areas is also leased. He has several good prospects for the remaining space. He expects that he will be starting a fourth mixed-use building by July, 2010, on the grocery store site.

Mr. Moeding then gave preliminary plans for Phase II which included condominiums facing the river, rowhousing facing north on Wisconsin Street wrapping around to Hobart Street. A mirror image building of the one next to the Livery would also be built facing back towards the Livery. He envisions 4-5 buildings in Phase II.

The Board approved staff hiring an appraiser on a motion by Mr. Halloin, seconded by Mr. Kemp.

On a motion by Ms. Wildenberg, seconded by Mr. Halloin, the Board moved into closed session.

CLOSED SESSION

Mr. Kemp motioned and Mr. Green seconded, moving back into open session.

OPEN SESSION

6. Announcements and directions.

The Board directed staff to continue negotiations with other property owners in the West Bank Redevelopment District and to continue environmental assessments of properties.

The Board agreed to hold a special meeting on Wednesday, April 28, 2010, to address a request from the Vernon's to consider changes to the purchase and development agreement for 2 S. Barstow Street.

The Board's next regular meeting will be May 19, 2010.

Mr. Randy Hill addressed the Board to say he had plans to paint the outside of his building at 10 Platt Street white, which is the existing color.

There being no further business, the meeting adjourned at 8:20 a.m. on a motion by Mr. Kemp, seconded by Ms. Wildenberg.



Jeff Halloin, Secretary